

MINUTES
The Vineyard Homeowners Association Meeting
July 29, 2023
Redlands United Methodist Church

Board Members Present: Ken Elliott, Peggy Maurer, MaryEllen Jaquith, Robin Cyr, Dede Sharp, Brian Smith
Homeowners present: 26

Meeting was called to order by President Ken Elliott at 10 a.m.

Director MaryEllen Jaquith read the minutes from the April 22, 2023, homeowners meeting. Motion to approve by Director Peggy Maurer, seconded by Director, Dede Sharp. Minutes approved.

Ken Elliot announced that Vice President Tom Ahern had been severely injured in a motorcycle accident in June. He has been in St. Mary's hospital since the accident and will need extensive physical therapy and rehabilitation. He has a long road to recovery and verbally submitted his resignation to the Vineyard Board.

Treasurer Report: Peggy Maurer, Treasurer reported on the Vineyard finances as of 6/30/23.

- Budget used to date: \$162,052; 50.04%.
- Total expenses checking account \$152,806; 49.76% of budget.
- YTD Revenue/Expenditures at 6/30/23; net gain \$9,245
- 12 Month increase in Money Market account \$17,074.
- 12 Month change in Operating Account 6/30/22 – 6/30/23; down-\$16,634
- Balance Sheet – Main Checking \$44,624; RV Lot Checking \$21,062; Money Market \$94,744, Total liquidity \$160,435.
- Peggy reported that there was a 48% increase from 7/2022 (\$1,417) to 7/2023 (\$2,102) in the Xcel Power bill for the Vineyard at 7/29/23. It was noted that in addition to the rate increases imposed by Excel the irrigation pumps are both working correctly and could be causing an increase in power usage from last year. Peggy will be closely monitoring the Excel billing and comparing electric usage year by year.
- Money Market currently yielding ½ percent.

The full treasury report is attached and available by request to the Treasurer.

Architectural Control Committee (ACC): Jan Elliot gave the ACC report and summarized the seven homeowner requests she has received and approved for home upgrades to date. Jan's report is attached.

RV Lot: Dede Sharp reported that there are spaces open and available for use in the lot. Another Xcel project is in the works to lay gas and electric lines through the south end of the RV lot and homeowners may be asked to move their campers and vehicles to accommodate this temporary work.

Neighborhood Watch: Jody Blackmer was absent. No report submitted for this meeting.

Little Free Library: Gail Corbett gave report.

Nominating Committee – Marla Ross has volunteered to be Chairperson for the Nominating Committee responsible for getting candidates to run for Vineyard officers and directors at the annual election in October. Please contact Marla if you are interested in serving on the board.

Ken announced that he would not be staying on as president next year but will be available to assist the next board president during the transition.

October Slate and Open Board and Committee Chairperson Positions

- President
- Vice President
- Board Secretary
- Three-year Director
- Property Inspection Committee (PIC)
- Newsletter & Website Chairperson

New Business:

Irrigation and Lawn Maintenance - President Ken Elliot reported on the irrigation and watering issues throughout the Vineyard. High temperatures and dirty irrigation water are impacting the watering schedule. J.T Harrison (John), the lawn contractor, is working hard to fix the issue, but not much can be done until the irrigation water clears. Ken praised John for working seven days a week to keep the pumps in working order and attempts to keep Vineyard watered, trimmed and green. John continues to troubleshoot and fix pump issues that were caused by previous lawn contractors. A Homeowner in attendance requested that the community be notified when weed spraying is scheduled.

Homeowner, Denise Henning, volunteered to form a Lawn and Irrigation Sub-Committee to establish standards and produce a Lawn & Grounds Manual. This Manual will aid in simplifying the transition year by year from one Vineyard Board to the next Vineyard Board.

Parking issues were briefly discussed.

There were brief questions regarding the recent tree trimming by T4.

Director MaryEllen Jaquith motioned to adjourn the meeting, seconded by Director Brian Smith. Meeting adjourned 11:00 a.m.

Next Meeting: The Vineyard Homeowners Association scheduled for September 23, 2023

Respectfully submitted:
MaryEllen Jaquith, Director